

# Unit 1904 - Vista Alegre Townhomes Villas

1904 - 13404-13446 SW 153 Ter, The Crossings, FL, Miami-Dade 3317

## Unit Information

MLS Number:	A11335275
Status:	Active
Size:	1,700 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$495,000
List PPSF:	\$291
Valuated Price:	\$461,000
Valuated PPSF:	\$271

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	276
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

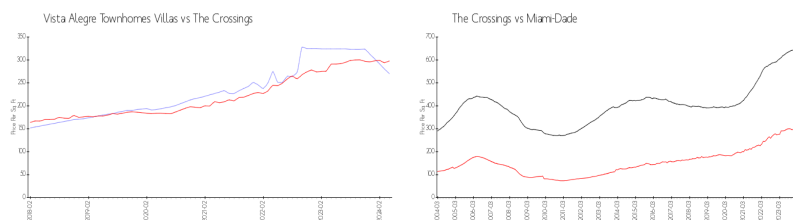
## Building Association Information

Vista Alegre Condominium  
Address: 677 SW 9th Ave,  
Miami, FL 33130  
Phone: (305) 856-9423

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,510 sq ft	Apr 2024	\$380,000	\$252
509	900 sq ft	Nov 2023	\$305,340	\$339
912	1,130 sq ft	Nov 2023	\$348,000	\$308
306	1,510 sq ft	Oct 2023	\$355,000	\$235
806	900 sq ft	Sep 2023	\$310,000	\$344

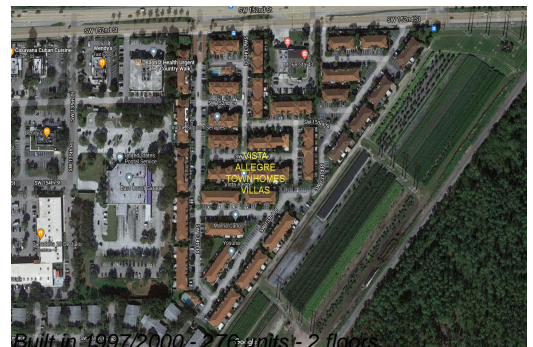
## Market Information



Vista Alegre Townhomes Villas:	\$270/sq. ft.	The Crossings:	\$298/sq. ft.
The Crossings:	\$298/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Vista Alegre Townhomes Villas	0%
The Crossings	1%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Vista Alegre Townhomes Villas	48 days
The Crossings	37 days
Miami-Dade	81 days